

HERITAGE STATEMENT

Client: Robert Hunt

Holland cottage

Haceby Road, Newton

Sleaford



The site

Newton is a hamlet in the North Kesteven district of Lincolnshire, England. The hamlet is situated approximately 8 miles (13 km) east from the town of Grantham, 7 miles (11 km) south from Sleaford, and less than 1 mile (1.6 km) south from the A52 road. Newton forms part of the civil parish of Newton and Haceby. Newton is largely within a conservation area and contains a number of listed buildings

Listing Description:

Holland cottage is a grade II listed cottage attached to Newton Farm House. The listing ID for the cottage is '1061798' under the name 'Newton farm house with attached cottage and western cottage'. Holland cottage is the western cottage.

The listing is as follows *"Farmhouse and attached cottages. Early C17, altered 1713, C19 and C20. Coursed limestone rubble with ashlar dressings. Pantile roofs, with stone coped gable, single gable and two ridge brick stacks. Two storey irregular 6 bay front with an off centre C20 door with to left 3 two light glazing bar sliding sashes and to right a single small 2 light sliding sash and a larger glazing bar casement. To first floor in the centre are 2 small 2 light glazing bar sliding sashes, to the left 2 similar larger windows and to the right a single similar window. All openings have timber lintels. The right hand gable has a date stone of 1713. The side front has a single plank door with to left 2 two light glazing bar sliding sashes and above 2 similar windows. The interior retains chamfered girders with ogee stops, a chamfered fireplace bressemer and a clasped purlin oak roof."*

The new owners of Holland Cottage wish to make several improvements to make the cottage safer and brighter. The owners wish to reinstall windows that have been filled in on the gable and create two small heritage roof tiles on the front roof elevation to brighten up the second bedroom. Our proposal also includes redesigning the current staircase which is restricted, steep and unsafe. This is not the original staircase and we believe the current one was built circa 1950.

Staircase:

The current staircase to modern standards is impractical, unsafe and too steep. There are 11 steps of varied sizes and shapes. Both bedroom doors are directly on the staircase so there is a high probability of falling down the stairs particularly at night after leaving the bedrooms. The owners are also concerned that moving furniture up and down will be impossible.

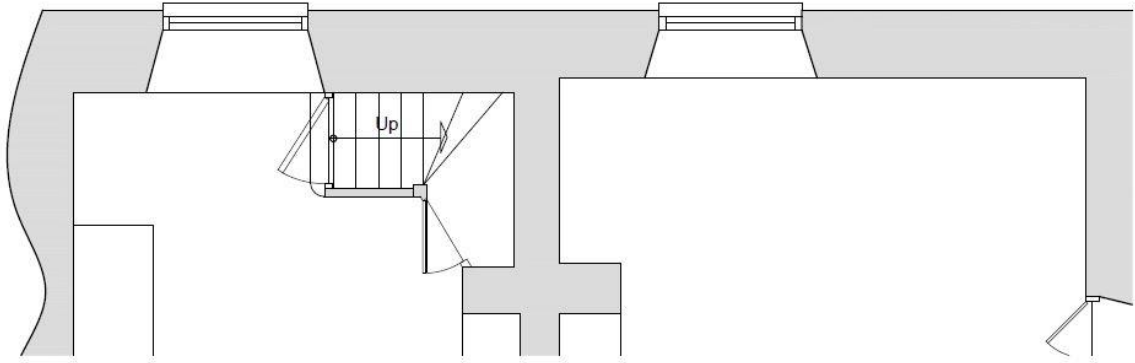
The photo on the left shows the stairs from the bottom step in the kitchen. The second photo shows the staircase in the door way of the spare bedroom. Leaving the master bedroom can be dangerous.



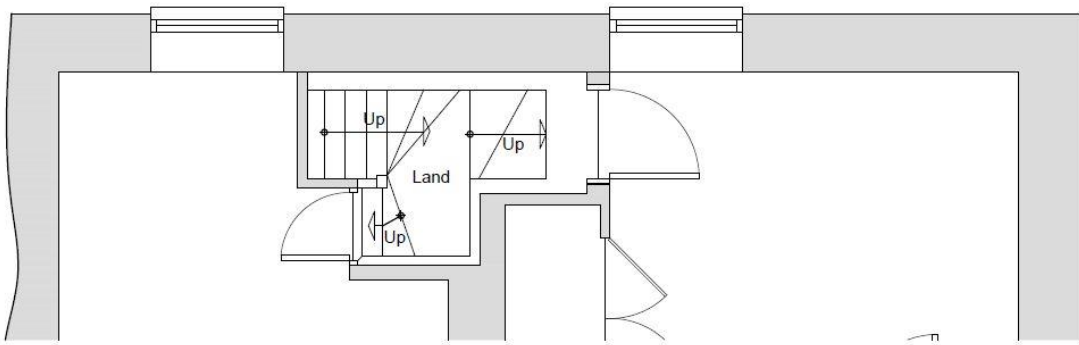
Attached below are existing and proposed plans of the staircase. There are 14 steps greatly reducing the angle and making the stairs more user friendly. We have managed to create a small landing vastly improving safety whilst only trimming 70mm of the existing chimney (including plasterboard). A double door will replace the single door to assist our clients particularly when moving furniture. In the process of redesigning the stairs we have made the master bedroom larger and utilised space from a wardrobe/store. Whilst we realise the staircase won't meet current building standards, we believe it's a vast improvement on the current situation and the best design we can achieve with the smallest disruption/work to the cottage.

We believe the historical significance and impact of the replacement staircase is low, considering the existing staircase is not original and that we are rebuilding in the same location. We will need to remove a section of wall, 70mm of chimney breast (including plasterboard) and create a bulk head in the master bedroom floor to achieve this new design. The creation of another door into bedroom two (forming a double door) is also of low significance as this partition wall is a modern addition, likely created when the stairs were amended. A small loss of building fabric is the possible impact of this design. We feel the safety benefits alone justify the new staircase. The staircase has no mention in the listing description.

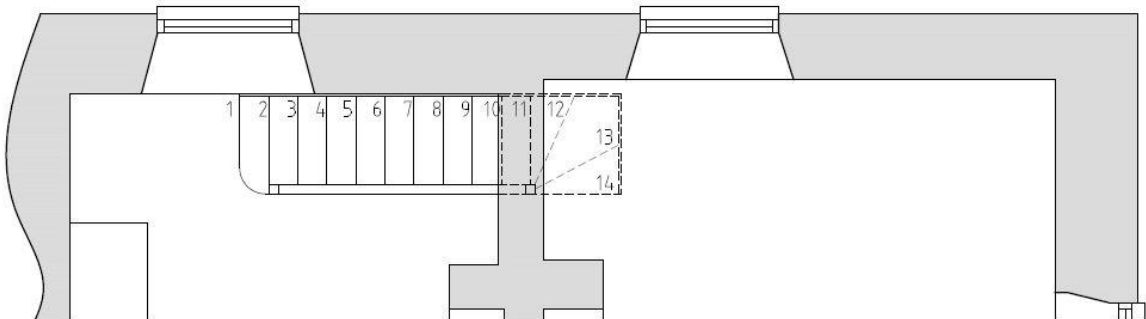
The proposed staircase will be bespoke made on site by a carpenter with Oak timber. We cannot provide photos or further details for this reason.



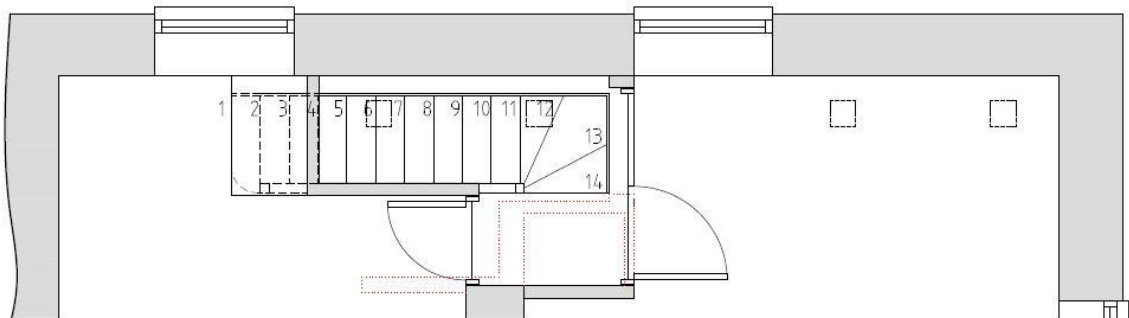
Existing Staircase
Ground Floor



Existing Staircase
First Floor



Proposed Staircase
Ground Floor



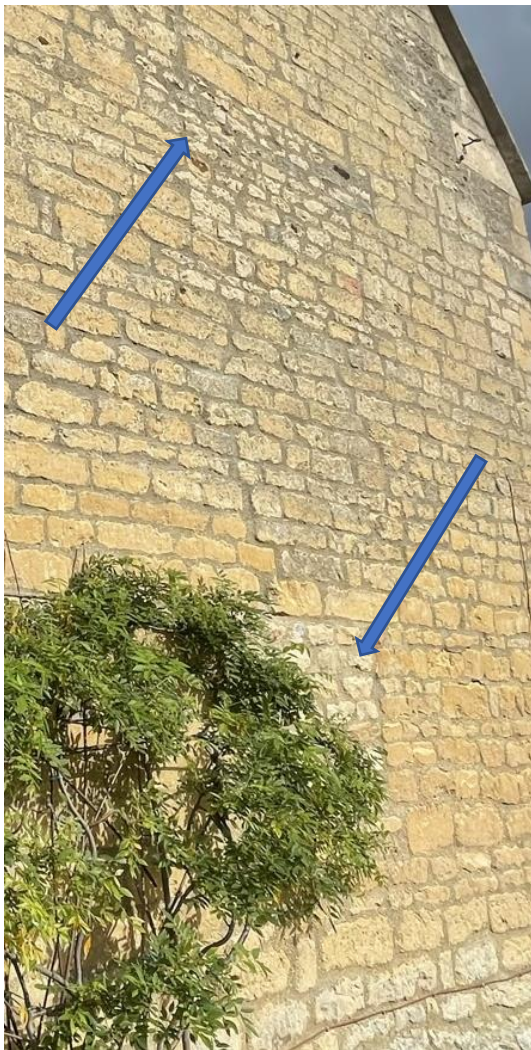
Proposed Staircase
First Floor

Reopening gable windows:

Our clients wish to reinstate windows into two previously blocked up openings to brighten up their home. This will return the cottage to its original external appearance. One in the living room and another above in bedroom two as indicated below. The Yorkshire Timber sash windows will be replicated exactly with the brick cill, timber lintel and be painted white. The windows will be made to fit the old opening to assure no loss of existing material. Our clients are aware that the first floor window may need to be obscure glazed. The historical significance and impact of these windows we believe is low as we are removing non original material and returning the cottage to its original appearance. A local company in Donnington (Spalding) George Barnsdale can replicate these windows for our clients.

Pictures below (left) shows the filled in windows on the cottages gable. They have been blended in very well and have faded over time.

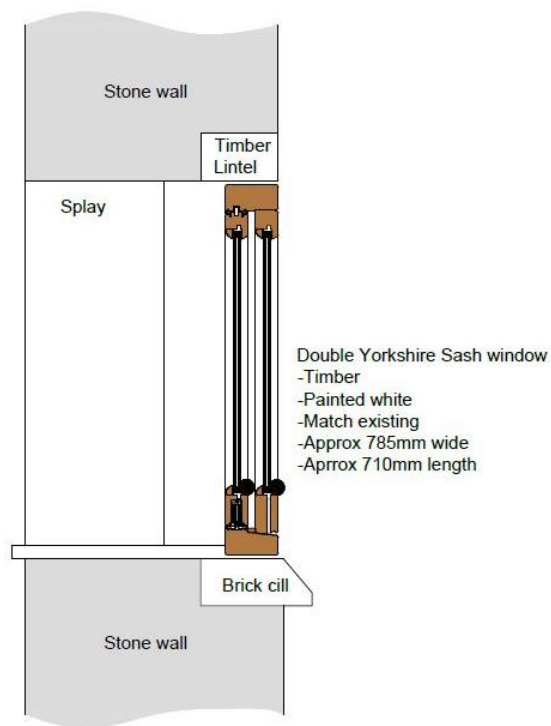
Picture (Right) shows the existing Yorkshire sash window which we will replicate for the reinstated windows.



The image below shows how the gable would have looked originally and how it will look if permission is granted.



Side Elevation (West)



Window Section

Installation of two glass roof tiles:

We wish to introduce another two glass roof tiles (as shown below). The cottage currently has two glass roof tiles lighting up the stairway. We wish to install a further two to the left of existing ones to help brighten up bedroom 2. They are subtle and the smallest roof light available, perfect for conservation areas. The significance of these glass roof tiles would be low to medium as this will be on the front elevation. However, being the smallest 'roof light' available and knowing they match the current ones we believe them to be a sensitive choice. No structural work will be needed to fix them. The original tiles can be safely stored on site.



Existing glass tiles on the front elevation.



Brand new glass roof tile



View from inside (Above stairs)

Conclusion:

We believe all our proposals are sympathetic to the local character of Newton and the cottage itself therefore preserving the cottages Grade II listing. We believe the addition of the former gable windows is a great benefit allowing much needed light and returning the cottage to its historic appearance.

Whilst the staircase is a significant change to the interior of the cottage it doesn't have any impact on Newton or surrounding heritage assets. As we have pointed out, the original staircase was removed long ago and the current one has very low significance. A few modifications to the internal walls and floor joists will be required to accommodate our new design but there will be no detrimental impact on the cottage and will help make current and future residents safer. A necessary evolution.

The addition of two extra glass roof tiles could be considered the most harmful addition to the cottage however they are incredibly subtle and will match the existing ones. They will provide additional light and create a nicer internal space. A useful evolution to the building with the smallest impact.

Overall, the changes we recommend will improve the appearance, useability and quality of the cottage whilst preserving its character as a Grade II listed home.